

## **AMENDING OFFICIAL ZONING MAP**

### **SOUTHEAST QUADRANT OF WEST FLORIDA STREET AND FREEMAN MILL ROAD**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from Limited Business to Conditional District – Highway Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the eastern right-of-way line of Freeman Mill Road and the southern right-of-way line of West Florida Street; thence along said southern right-of-way line S86°33'10"E 417.44 feet to a point; thence S02°09'50"W 327.35 feet to a point; thence N86°22'56"W 502.69 feet to a point; thence N49°09'00"W 139.77 feet to a point in the eastern right-of-way line of Freeman Mill Road; thence N41°33'28"E 15.05 feet to a point; thence S49°09'00"E 119.97 feet to a point; thence N41°35'03"E 100.00 feet to a point; thence N03°45'01"W 28.16 feet to a point; thence N49°09'00"W 100.00 feet to a point in the eastern right-of-way line of Freeman Mill Road; thence along said right-of-way line N41°33'28"E 171.03 feet to the point and place of BEGINNING

Section 2. That the rezoning of Limited Business to Conditional District – Highway Business is hereby authorized subject to the following use limitations and conditions:

- 1) Uses limited to those uses permitted in the LB zoning district and indoor flea markets.
- 2) Outdoor advertising signs (billboards) shall be prohibited.
- 3) Freestanding signage shall be limited to a maximum height of 15 feet and a maximum size of 175 square feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 21, 2006.